

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

SUBJECT: Site Plan Modification, SP 2-3-02 Saltz Michelson Architects/Parkway Christian Church, 1200 Flamingo Road/Generally located 700 feet north of the northeast corner of Flamingo Road and SW 14 Street.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

SP 2-3-02, Parkway Christian Church - Davie Plat, 1200 South Flamingo Road (CF)

REPORT IN BRIEF: The applicant requests site plan approval for the 8.632 acre site, generally located 700 feet north of the northeast corner of Flamingo Road and SW 14 Street. The proposal is for a classroom addition, porte-cochere, pavilion, parking and landscaping.

There are 83 parking spaces being added to the site. Based on the uses, the overall site is required to have 210 parking spaces. The site plan shows that 210 parking spaces have been provided, including nine (9) handicap and 49 (22%) compact parking spaces.

The site plan shows a temporary construction trailer on the southern boundary of the site, in the proposed parking area adjacent to the new structure. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

The applicant and staff have met with the adjacent homeowners to discuss the site plan; attached is a letter from the association. In accordance with the resident's wishes, the applicant has provided a continuous hedge along the canal bank, and has exceeded the resident's request of ten (10) Cypress trees, by providing sixteen (16) Bald Cypress trees (minimum 14' tall with 3" caliper) adjacent to the retention pond.

PREVIOUS ACTIONS: None

CONCURRENCES: At the August 13, 2002, Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to meeting the Fire Department's and Engineering Department's requirements on the turning radius in the proposed parking lot (Motion carried 3-2 with Chair Evans and Ms. Aitken being opposed).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s):

Site Plan, Planning Report, Association Letter, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Parkway Christian Church	Name:	Saltz Michelson Architects
Address:	1200 Flamingo Road	Address:	3501 Griffin Road
City:	Davie, FL 33325	City:	Fort Lauderdale, FL 33312
Phone:	(954)476-0020	Phone:	(954)266-2700

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Site plan approval for Parkway Christian Church.

Address/Location: 1200 Flamingo Road/Generally located 700 feet north of the northeast corner of Flamingo Road and SW 14 Street.

Future Land Use Plan Designation: Residential (5 DU/AC)

Zoning: CF, Community Facilities District

Existing Use: 28,000 square foot Church and 13,500 square foot school.

Proposed Use: 28,000 square foot Church and 48,000 square foot school.

Parcel Size: 8.632 acres (376,009.92 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Nursery	Residential (5 DU/AC)
South:	Triple Cross Ranch	Residential (5 DU/AC)
East:	Village of Lake Pine	Residential (5 DU/AC)
West:	Little Lake Estates	Residential (1 DU/AC)

Surrounding Zoning:

North: AG, Agricultural District
South: AG, Agricultural District
East: RM-5, Low Medium Dwelling District
West: R-1, Estate Dwelling District

ZONING HISTORY

Previous Requests on same property: The rezoning, ZB 9-1-92, was approved on November 4, 1992. This request rezoned the property from AG, Agricultural District to CF, Community Facilities District with voluntary deed restrictions.

The plat, P 6-3-93, was approved on August 18, 1993, with a note restricting the plat to 28,000 square feet of church use and 13,500 square feet of school use.

The variance, V 1-1-95, to increase steeple height, was approved on February 15, 1995.

The site plan, SP 11-3-94, was approved on February 16, 1995.

The site plan modification, SP 12-3-95, was approved on January 9, 1996.

The amendment to the declaration of restrictions, ZB 1-2-01, to allow expansion of the school, was approved on June 6, 2001. The use restriction of the property was changed from: 140 children per day preschool through kindergarten with the school closing at 3:00pm; to 140 children per day preschool and 300 full time children per day kindergarten through fifth grade with the school closing at 5:00pm.

The delegation request, DG 12-2-00, to allow expansion of the school was approved on July 3, 2001. The request changed the plat note from "This plat is restricted to 28,000 square feet of space for church use and 13,500 square feet for school use"; to "This plat is restricted to 28,000 square feet of church use and 48,000 feet for school use, include 4,500 square feet of existing preschool/daycare. Residential uses and additional daycare/preschool uses are not permitted without approval of the Board of County Commissioners who shall review and address these uses for increased impacts".

APPLICATION DETAILS

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 8.632 acre site, generally located 700 feet north of the northeast corner of Flamingo Road and SW 14 Street. The proposal is for a classroom addition, porte-cochere, pavilion, parking and landscaping.
2. *Building:* The site plan shows a stucco covered concrete block structure with flat roof. The elevations depict a two-story structure with a maximum height of 30'-5" to the top of the parapet. The structure is accented with two (2) 4" stucco bands, cornice, and aluminum louvers. The color scheme is intended to match the existing structures, and reflects off-white at the base of the building, beige-pink first floor, linen white second floor, pink cornice, blue accents, and white louvers.

3. *Access and Parking:* Access to the site is via the 40 foot opening off of the Flamingo Frontage Road, with no access to SW 121 Avenue. There are 83 parking spaces being added to the site. Based on the uses, the overall site is required to have 210 parking spaces. The site plan shows that 210 parking spaces have been provided, including nine (9) handicap and 49 (22%) compact parking spaces.
4. *Landscaping:* The site plan shows 163,824.92 square feet (3.76 acres) or 43.5% open space (30% required) for the overall site. The landscape plan shows a continuous row of Sweet Viburnum on the canal bank, and sixteen (16) Bald Cypress trees adjacent to the retention pond. Sabal Palm and Nora Grant are being provided adjacent to the new school building.
5. *Temporary Uses:* The site plan shows a temporary construction trailer on the southern boundary of the site, in the proposed parking area adjacent to the new structure. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Significant Development Review Agency Comments

All agency comments have been satisfied. The Central Broward Water Control District has given its approval.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, Ordinances, and the Declaration of Restrictions. The applicant and staff have met with the adjacent homeowners to discuss the site plan; attached is a letter from the association. In accordance with the resident's wishes, the applicant has provided a continuous hedge along the canal bank, and has exceeded the resident's request of ten (10) Cypress trees, by providing sixteen (16) Bald Cypress trees (minimum 14' tall with 3" caliper) adjacent to the retention pond.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the August 13, 2002, Site Plan Committee meeting, Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to meeting the Fire Department's and Engineering Department's requirements on the turning radius in the proposed parking lot (Motion carried 3-2 with Chair Evans and Ms. Aitken being opposed).

Exhibits

1. Site Plan
2. Association Letter
3. Future Land Use Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Village at Lake Pine II Homeowners Assoc., Inc.

Office Address:
1325 S. W. 120th Way
Davie, Florida 33325

Office Telephone:
(954) 476-7677

June 27, 2001

Arnold Ramos
Parkway Christian Church
1200 South Flamingo Road
Davie, FL 33325

Dear Mr. Ramos:

The Board of Directors of the Village at Lake Pine II, Homeowners Association have developed a consensus regarding the site plan for the area west of the canal adjacent to 121st Ave.

Our sketch which was delivered to Carol in the church office last week showed fences as well as Ficus hedge in several locations. In addition our proposal designates a minimum of ten Cypress trees planted from fence line to fence line north to south.

The only matter that needs clarification is the size of the Ficus Hedge and the Cypress trees at the time of planting.

The concept we submitted has been approved by the Board of Directors of the Association. We do need to discuss size of the plantings.

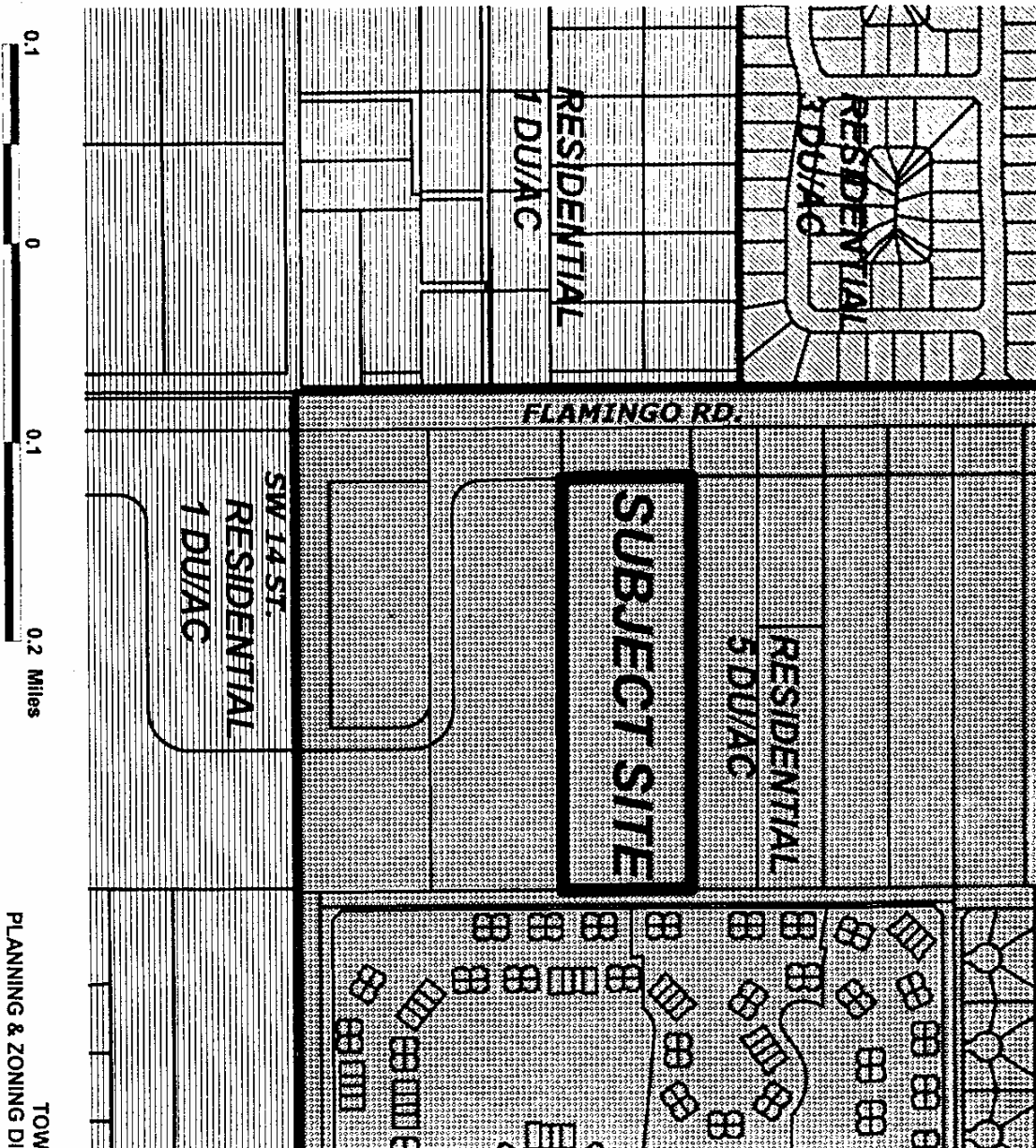
Sincerely,



Sharon Goldstein, President
Village at Lake Pine II, HOA

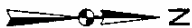
Attachment -- Concept site plan

VLP.LtrParkwayChristianChurch.doc



SP 2-3-02
 Date: 3/4/02
 TOWN OF DAVIE
 PLANNING & ZONING DIVISION - GIS





DATE FLOWN
JANUARY 2001
SCALE: NTS
SP 2-3-02
TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS